

## **YRA Meeting with the ACT Government Chief Minister**

**21 December 2010**

YRA was represented at a meeting with the ACT Government Chief Minister, Mr John Stanhope, on Tuesday, 21 December 2010. The Chief Minister was generous with his time and very interested in the views of Yarralumla residents. The hour long meeting was also attended by David Dawes, Chief Executive of the Department of Land and Property, Services and Sara Byrnes, Chief Adviser.

The Chief Minister appreciated our willingness to work with government to achieve an outcome, that as far as possible, took account of competing demands. He acknowledged our view that development of the suburb should not be more than 30% of the current population of the suburb, however while it was clear that he would not readily accept containing the development to that, but we are confident that he is prepared to contemplate a significantly smaller development.

He very clearly understood objections to the proposed grid pattern and arguments for a pattern which left that valued open spaces open and with a wild character. He also agreed to look into the idea of a trust to control the brickworks and the development. He also acknowledged the unique nature of Yarralumla and seemed understanding about traffic increase concerns.

We felt confident that we communicated all our planned key points and we left our meeting notes with him that provided the key points that we communicated and had a number of attachments showing outcomes and analysis from our residents meeting on 13 December 2010 (see attached). We were pleased that he accepted these for further consideration.

David Dawes was tasked with looking further into our comments and requests which were around providing additional information from reports and studies on zoning, traffic, population predictions, the Golden Sun Moth, broader plans for Yarralumla and impacts from surrounding suburban development etc

In all we felt it was a positive meeting where the Chief Minister acknowledged our concerns, shared information and discussed issues in the context of wider Territory considerations. In relation to the brickworks trust - he said he understood our concerns and was willing to make an up front commitment in the budget for funding to commence work on the brickworks on the understanding that the development would later support this. He thanked us for representing Yarralumla residents' views and indicated that this was something of a journey that we are taking and can have further dialogue.

Please find meeting notes and attachments providing outcomes from the YRA Residents Meeting on the 13 December 2010 attached.

## KEY POINTS FOR MEETING WITH THE CHIEF MINISTER – Tuesday, 21 December 2010.

### Purpose

To represent the views of Yarralumla residents in relation to the proposed plan for the Yarralumla Brickworks development released by the LDA on 4 December 2010.

### Representatives

YRA will be represented by Robin Brown (President) and Robyn Cooper (Vice –President).

### Key Issues

#### Feedback on the proposed plan (*Attachment A & B*):

1. Issue that heritage preservation of the brickworks (which is a national issue) is to be paid for by development of Yarralumla. Request to **unlink the two issues**. Some sentiment that mothballing the brickworks is preferable to proposed development of the suburb which will almost double the population. Has **Commonwealth funding** been sought?
2. Retention of Yarralumla as a **residential suburb only** (no mixed commercial development adjacent to Adelaide Avenue). Any further development should be **in keeping with the current character** of the suburb, i.e. RZ1 – two storey medium density and wide street set-backs. Consider aged care and embassy development.
3. **Retention of green open space** (buffer to the suburb as designed by Griffin) in its **natural form** with respect for existing walking tracks. Protection of the **endangered Golden Sun Moth** habitat and natural grasslands.
4. The proposed **scale of development is too dense** with certain impacts on traffic, infrastructure, loss of recreation space and quality of life for residents, as well as issues in ensuring principles of sustainability are established. Any development should be **no more than a 30% increase** in the existing population of Yarralumla.
5. Lack of clarity and detail on the **impacts on Yarralumla by surrounding developments – especially traffic**. This includes developments in Deakin (most current being the Equinox building and the Hellenic Bowling Club), the Molonglo suburbs and the proposed mixed commercial development.
6. Need for **overarching plan for Yarralumla**, which considers all aspects of planning and likely impacts. Particular attention to **sustainability compliance**.
7. Ensure any funds from development of the suburb supports the brickworks preservation through **establishment of a Trust** and a Board to manage the Trust. Any parkland should be zoned **open urban space parkland for perpetuity**.
8. Question the ACT Government's policy of intensive infill and the impact of population growth in relation to ongoing water availability.

#### Key points:

- Establishment of a Trust to manage funds from suburb development.

- Pattern for open space – preferred areas of development.
- Limit on size of development i.e. to 30% of existing population of Yarralumla.

**Proposed way forward (*Attachment C*):**

YRA requests that the ACT Government undertake to provide reports and continue dialogue with a committee of Yarralumla residents on:

- a. the **cost and timeline for cleanup of contamination** including asbestos/waste in the affected area;
- b. **population projections and other planned developments** in Canberra and their impact on common resources, such as **water** and central facilities;
- c. **traffic** (roads, buses and rail) for all suburbs to be impacted by the Cotter Road and Adelaide Avenue (including from Molonglo and other developments);
- d. the **endangered Golden Sun Moth** preservation in its current habitat and other flora and fauna to be protected (detailing areas to be avoided for development);
- e. **zoning and type of housing** to be permitted in Yarralumla (height restriction, density, number of storeys, environmental friendly standards (solar orientation, airflow, water, waste, community gardens and embassy and aged care development. This should reflect current mix of housing);
- f. consultation and agreement with YRA on **limiting development to no more than 30% of current population of Yarralumla**;
- g. the **proposal for the brickworks development** detailing development (type of activities, businesses etc), projected numbers, hours of operation and parking requirements; and
- h. the **heritage listing** for brickworks and rail corridor and **establishment of a Trust** to manage funds from suburb development.

**Outcomes of Yarralumla residents' views on the proposed LDA plan for the brickworks development – 13 December 2010.**

Areas of Concern prioritized by residents:

- Scale and density of development raised the most concern with a request that **development be restricted to 30% of the existing Yarralumla population**. It was also noted that the LDA plan exceeds the study area and this should be restricted.
- There was strong sentiment that there should be a green buffer zone for all existing Yarralumla housing, with some residents from the quarry surrounds requesting **no housing in the quarry area** or at least a 20 metre buffer zone.
- In relation to open space, the **proposed housing is too dense** and that the **retention of green space should retain its current natural character** rather than be regimented into parks.
- There was considerable sentiment that the **brickworks should be mothballed** rather than develop the suburb and that the **brickworks preservation should not be tied to development** of the suburb
- **Retention of existing grassland** and **protection of the existing Golden Sun Moth habitat** were supported.
- There should be **mixed types of housing**, including **embassy and aged care development**.
- There were strong concern about the impact of development on traffic (both from the proposed Yarralumla development and Kent Street development - Equinox and Hellenic Bowling Club, and the Molonglo), including **good access to the proposed residential by car**, the intersection of Novar and Kintore (already accident prone), and the new proposed road into Bentham is on a dangerous bend (with lots of golf traffic).
- There should be no mixed commercial development adjacent to Adelaide Avenue - questioned **access** to this proposed development and the **greenhouse footprint** of this proposed development.
- Sustainability concerns include **whether the grid design contradicts the need for passive solar homes** and the **effect of traffic flow** in the area.

## ATTACHMENT B

### THE 20 MOST CONTENTIOUS ISSUES RELATING TO THE PROPOSED BRICKWORKS REDEVELOPMENT PLAN IN ORDER OF IMPORTANCE FROM THE YARRALUMLA COMMUNITY MEETING 13 DECEMBER 2010

- 3 b = 22      New proposed development restricted to 30% existing suburb population
- 9 f = 12      No quarry housing
- 1 a = 11      Proposed housing development too dense
- 1 b = 11      Retain natural character for any green space – not regimented parks
- 3 a = 11      Keep development to study area
- 5 a = 11      Get rid of brickworks – then no need for redevelopment or proposed housing
- 2 b = 10      Keep grassland as they are
- 8 c = 10      Mix the types of housing
- 4 a = 9      Good access to new proposed residential area by car
- 7 b = 9      Redevelop the brickworks before the proposed residential
- 9 a = 9      Leave a buffer zone for all existing Yarralumla houses
- 4 f = 8      Novar Street and Kintore Circle (both sides) already accident prone intersection
- 4 h = 8      New proposed road onto Bentham is on a dangerous bend with lots of golf traffic
- 8 a = 8      Some aged care in new proposed residential development
- 2 a = 7      Don't develop in the Golden Sun Moth habitat
- 6 a = 7      Don't tie brickworks development with the proposed residential development
- 10 a = 6      Adjacent to Adelaide Avenue – access to new proposed development
- 10 f = 6      Greenhouse footprint emissions
- 11 a = 6      Grid design contradicts need for solar passive homes
- 11 e = 5      Concern on the effect of traffic flows in area

**Outcome of preferred areas for development using numbered map.**

AREA	1	2	3	4	5	6	7	8	9	None
Number	0	21	2	5	3	22	9	14	7	7

Order of prefer:

AREA	Number
6	22
2	21
8	14
7	9
NONE	7
4	5
5	3
3	2
1	0

Area 6 - the area directly south of the existing brickworks land

Area 2 - the area between Dudley Street and the Cotter Road

Area 8 - the area south of Bentham behind the old quarry

Area 7 - vacant land at the end of Denman Street

Comments:

- Develop should be no more than 30% of LDA plan
- Keep a good walking corridor to Dunrossil Drive
- No development on Golden Sun Moth habitat
- Development of areas 7 and 8 until satisfactory transport solution
- No mixed use buildings on Yarralumla side of Adelaide Avenue
- Limit of 2 storey building, wide streets, off street parking, good traffic flows.



